

Ocwen Loan Servicing, LLC as servicer for Citibank, N.A.
as Trustee for American Home Mortgage Assets Trust
2006-4, Mortgage-Backed Pass-Through Certificates Series
2006-4

Plaintiff

VS.

Case No: 14 CV 905

CAREY L. SORENSEN, et al.

NOTICE OF SHERIFF'S SALE**Defendant(s)**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on July 18, 2014 in the amount of \$244,163.19 the Sheriff will sell the described premises at public auction as follows:

TIME: August 19, 2015 at 10:00 AM

TERMS: By bidding at the sheriff sale, prospective buyer is consenting to be bound by the following terms: 1.) 10% down in cash or money order at the time of sale; balance due within 10 days of confirmation of sale; failure to pay balance due will result in forfeit of deposit to plaintiff. 2.) Sold "as is" and subject to all legal liens and encumbrances. 3.) Plaintiff opens bidding on the property, either in person or via fax and as recited by the sheriff department in the event that no opening bid is offered, plaintiff retains the right to request the sale be declared as invalid as the sale is fatally defective. PLACE: in the main lobby of the Sheriff's Dept/Justice Bldg - Door #8 located at 515 W. Moreland Blvd, Waukesha, Wisconsin 53188

DESCRIPTION: Land situated in the City of Muskego, County of Waukesha, State of Wisconsin, is described as follows: That part of the Northeast 1/4 of section 15, Town 5 North, range 20 East, in the City of Muskego, Waukesha County Wisconsin, described as follows: beginning at a point 589 feet East and 305 feet South of the quarter post on the North side of said section 15; Thence running South 100 feet to a Point; Thence running West 177 feet to a point; Thence running North 100 feet to a point; Thence Running East 177 feet to the place of beginning.

Together with the use of the following right of ways in section 15 and 10, Township 5 North, range 20 East:

Right of way no. 1 - 30 feet wide, the center line of which begins on the section line 488 feet East of The 1/4 post on the North side of said section 15; and then runs South 347 feet and 6 inches; Thence South 52 degrees East 127 feet and 2 inches.

Right of way no. 2 - 30 feet wide, the center line begins on the section line 488 feet East of the 1/4 Post on the North side of said section 15; and thence runs South 140 feet; Thence East 116 feet, Thence South 505 feet to the lake shore.

Right of way no. 3 - (outside lines) beginning at a point 221 feet East and 405 feet South of the 1/4 Post on the North side of said section 15; and Thence running South 102 feet; thence East 40 feet; Thence North 72 feet; thence East 214 feet; Thence South 52 degrees East 8.7 feet; Thence South 106 Feet to the Lake Shore; Thence North 79.5 degrees East 6 feet and 3 inches; Thence North 100 feet; Thence North 52 degrees West 64 feet and 8 inches; Thence West 216 feet to the place of beginning.

Right of way no. 4 - 30 feet wide, the center line begins at a point 619 feet East and 415 feet South of the 1/4 post on the North side of said section 15; Thence running East 100 feet.

Right of way in section 10, Township 5 North, range 20 East - right of way 20 feet wide, the center Line begins on the section line 484 feet East of the 1/4 post on the South side of said section 10, and Thence runs North 2 degrees West 270 feet.

PROPERTY ADDRESS: W162 S7947 Bay Lane, Muskego, WI 53150

TAX KEY NO.: MSKC2217970

Scott D. Nabke

J Peterman Legal Group Ltd.

State Bar No. 1037979

165 Bishops Way, Suite 100

Brookfield, WI 53005

262-790-5719

Dated this 30th day of June, 2015.

Eric Severson

Sheriff Eric Severson

Waukesha County Sheriff

2015 JUN 30 AM 11:36
WAUKESHA COUNTY SHERIFF DEPT.
RECORD DIVISION

Please go to www.jpetermanlegalgroup.com to obtain the bid for this sale.

J Peterman Legal Group Ltd. is the creditor's attorney and is attempting to collect a debt on its behalf. Any information obtained will be used for that purpose.